

Signature Gateway

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Framework Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Regulating Plans, Development Plans and permits.

Intent. The intent of Signature Gateway, which is visible from IH 30, is to take advantage of a high profile site along President George Bush Turnpike and Lake Ray Hubbard by creating a mixed use development with regional identity and scale.

Streets. The street system is intended to create a pedestrian friendly community with easy and convenient access to an enhanced public shoreline amenity with trails and recreational opportunity.

Open Space. Signature Gateway is dominated with open space and views to Lake Ray Hubbard. The lake edge is intended to tie the entire site together and be open to the public with trails and opportunities to interact with the lake. Parks or plazas will be provided throughout the area to help bring the presence of the lake and open space deep into the development.

Districts

Signature Gateway is comprised of two Form Based Districts (“FB Districts”) – New Neighborhood and Urban Village – as set out in the attached Framework Plan. These FB Districts are modified as set out below.

New Neighborhood

General Boundaries. This area is focused on making Lake Ray Hubbard a public amenity. The New Neighborhood FB District is bounded by Lake Ray Hubbard to the east, a drainage corridor with significant topography and vegetation to the southwest and an existing single family residential subdivision to the west and north. (See Framework Plan.)

Building Types. All New Neighborhood Building Types in the Form Based Code are allowed.

Building Height. The maximum building height will be 2 1/2 stories.

Urban Village

General Boundaries. The Urban Village FB District is bounded by Lake Ray Hubbard to the east and south, President George Bush Turnpike to the west, an existing single family residential subdivision to the northwest and a drainage corridor with significant topography and vegetation to the northeast. (See Framework Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in Sub-area 1. The Townhome Building Type is not allowed in Sub-area 2 or 3.

Building Height. The maximum building height will be 7 stories in Sub-area 1 with a minimum building height of 2 stories. One story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant (except in the designated Transition Zone). In Sub-area 2 the minimum building height is 5 stories. In Sub-area 3 the minimum building height is 12 stories.

Transitions. There is a 100-foot wide Transition Zone with a Height Limit of 2 ½ stories adjacent to the existing single family subdivision.

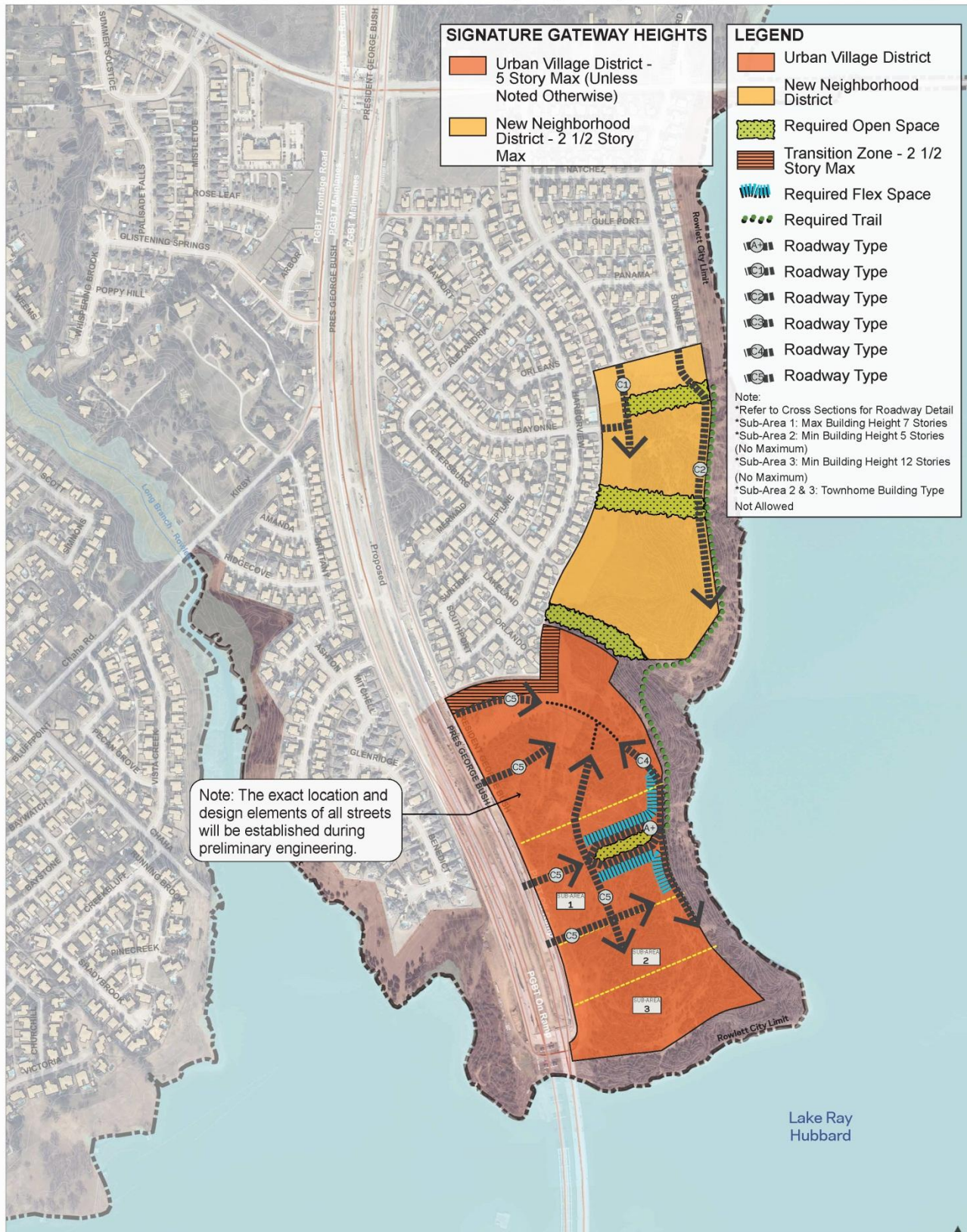
Flex Space. Flex Space is required along Signature Boulevard and Lake Edge north and south of the Signature Boulevard and Lake Edge intersection. The design and placement of Signature Boulevard is intended to open the view corridor to the lake. Flex Space along the water's edge will take advantage of views to the lake and support recreational activity along the shore. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Access. Four points of access will be provided to the site from the PGBT Frontage Road. A roadway connection is allowed between the Urban Village District and the New Neighborhood District, but at no time will this connectivity provide access between the Urban Village District and the existing Harborside Neighborhood.

Attachments:

1. Framework Plan
2. Street Cross Sections

Signature Gateway (E1) - Framework Plan



Signature Gateway (E1) - Cross Sections

